

## **PUBLIC NOTICE**

**PERMIT APPLICATION:** NRS08.170

**APPLICANT:** Laurel Cove Development, LLC  
Mr. Phillip Jones  
6568 Arno Road  
College Grove, Tennessee 37046  
(615) 591-8847

### **LOCATION:**

McCrory Creek and unnamed tributaries to McCrory Creek located in southeastern Williamson County in the city of College Grove. The site lies southeast of Arno Road and Eudailey Covington Road.  
Approximate Lat 35.810584 Long: -86.734008

### **WATERSHED DESCRIPTION:**

Watershed: Harpeth River Watershed  
Hydrologic Unit Code: 0513020401  
Stream name: McCrory Creek and unnamed tributaries to McCrory Creek.  
stream segment ID: TN05130204016\_0800  
Designated uses: McCrory Creek uses include fish and aquatic life, irrigation, livestock watering and wildlife, and recreation. All assessed uses are fully supported. Recreation use has not been assessed. Surrounding land use is primarily open agricultural pastures with occasional residential tracts and areas containing contiguous forests.

**DESCRIPTION OF PROPOSED PROJECT:** The applicant proposes to construct portions of a golf course and residential community that would require impacts or modifications to several jurisdictional aquatic resources. Impacts include: the introduction of fill materials (0.867 acres) and removal of canopy vegetation (1.602 acres) in a jurisdictional forested wetland measuring 4.787 acres, the reshaping of a 1.02 acre pond, installation of seven golf cart stream crossings measuring roughly eight feet in width that would span the stream channel, and the installation of two permanent road crossings. The reshaping of the pond feature would not result in impacts to jurisdictional wetlands and there would be a no net loss of surface area based on the proposed design. The permanent road crossings would be Conspan<sup>®</sup> structures that would span the stream channels and be anchored to footers installed on the opposing banks, leaving the natural substrate undisturbed. The first one, measuring 163 linear feet, would be located along the main channel of McCrory Creek and the second one, measuring 89 linear feet, would be located along an unnamed tributary to McCrory Creek.

Compensatory wetland mitigation is proposed to be developed onsite with the restoration of 3.7 acres of an historic agriculture pasture adjacent to the 4.787-acre wetland that is mapped as possessing hydric soils. This site appears to have been manipulated in the past by agricultural activities to encourage drainage and currently possesses some marginal hydric indicators. The applicant is proposing to create a wetland possessing emergent wetlands and wet meadow habitat by removing the existing elevated crown in the field, removing an adjacent channelized drainage feature, and strategically lowering the elevation of the area and creating a perimeter berm to provide for the proposed wetland habitats. The applicant reports that excavated test pits within this area show the presence of hydric soils at depths beginning at 10-12 inches and the presence of shallow surface water during late May 2008. Hydrology is proposed to be supplied by a combination of groundwater and natural runoff. This restoration area would be planted with 3-4 inch plugs of native herbaceous wetland species on roughly 24-inch centers. A small number of native

shrubs and trees would also be incorporated primarily along the margins adjacent to the existing wetland area and within natural clusters. Annual monitoring reports would be submitted to the division.

As part of this restoration, the applicant is proposing to enhance and integrate an adjacent 0.246-acre isolated wetland that is currently dominated by non-native fescue. This would be done by grading around its perimeter, lowering some elevated ridges to enhance its hydrology and planting 3-4 inch plugs of native herbaceous wetland species.

This notice may be viewed on the internet at:

<http://www.state.tn.us/environment/wpc/ppo/arap>.

In accordance with the Tennessee Antidegradation Statement (Rule 1200-4-3-.06), the division has determined that the proposed activity will result in *de-minimis* degradation to water quality.

PERMIT COORDINATOR: Robert Baker

No decision has been made whether to issue or deny this permit. The purpose of this notice is to inform interested parties of this permit application and to ask for comments and information necessary to determine possible impacts to water quality. Persons wishing to comment on the proposal are invited to submit written comments to the department. Written comments must be received within thirty days of the date that this notice is posted. Comments will become part of the record and will be considered in the final decision. The applicant's name and permit number should be referenced.

Interested persons may also request in writing that the department hold a public hearing on this application. The request must be filed within the comment period, indicate the interest of the person requesting it, the reasons that the hearing is warranted, and the water quality issues being raised. When there is sufficient public interest in water quality issues, the department will hold a public hearing.

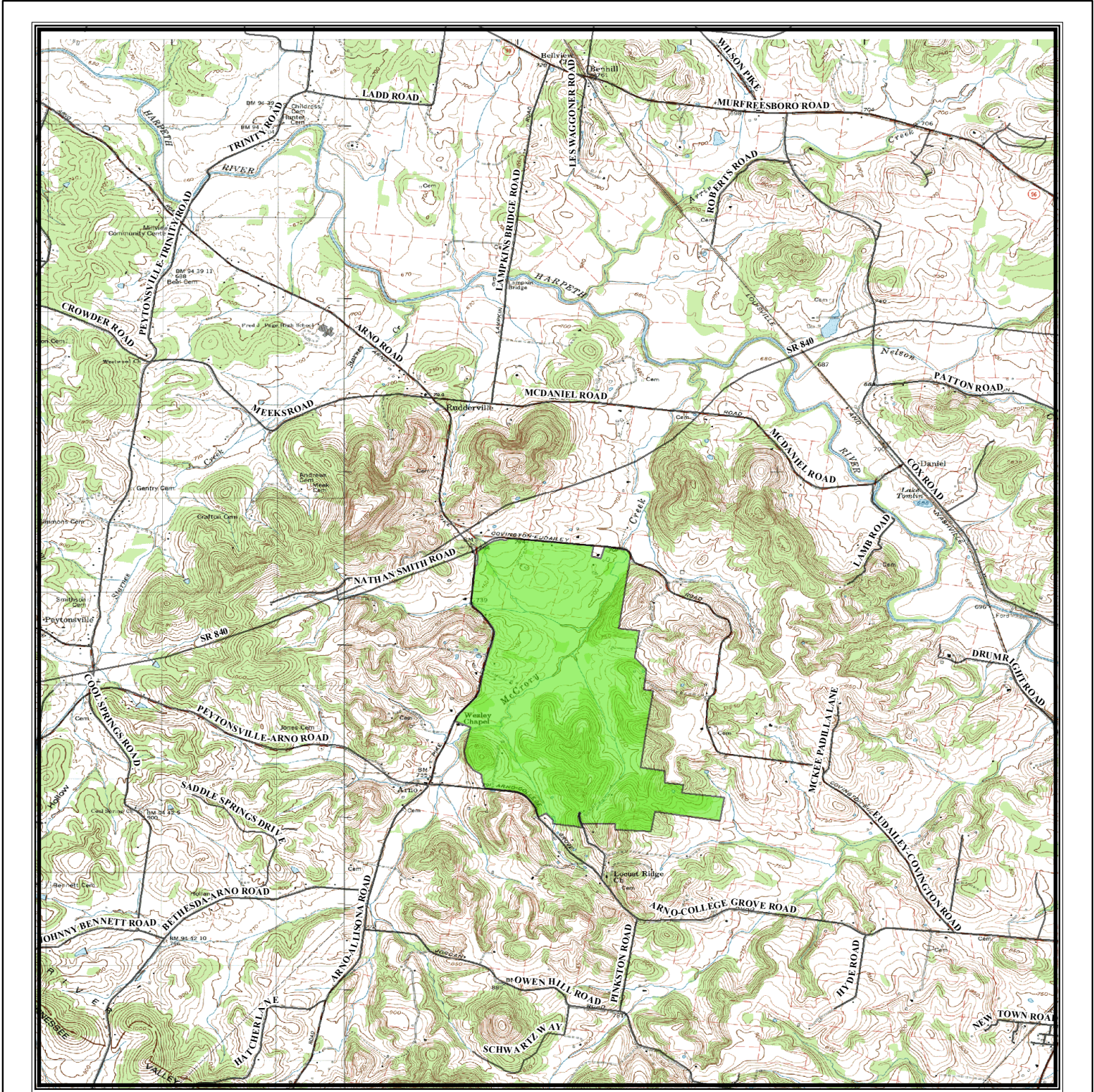
The permit application, supporting documentation including detailed plans and maps, and related comments are available at the department's address for review and/or copying. The department's address is:

Tennessee Department of Environment & Conservation  
Division of Water Pollution Control, Natural Resources Section  
7th Floor L & C Annex  
401 Church Street  
Nashville, TN 37243

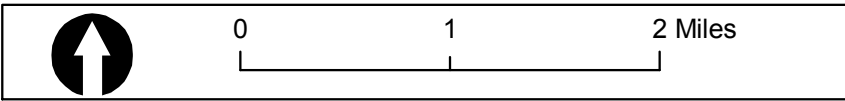
In deciding whether to issue or deny a permit, the department will consider all comments of record and the requirements of applicable federal and state laws. In making this decision, a determination will be made regarding the lost value of the resource compared to the value of any proposed mitigation. The department shall consider practicable alternatives to the alteration. The department shall also consider loss of waters or habitat, diminishment in biological diversity, cumulative or secondary impacts to the water resource, and adverse impact to unique, high quality, or impaired waters.




Figure 1. General location of Laurel Cove Development in Williamson Coutny, Tennessee as shown on the College Grove 7.5-minute USGS Topographic Quadrangle.



Source: USGS College Grove 7.5-minute Topographic Quadrangle



**Legend**

 Property Boundaries

**Prepared by:**

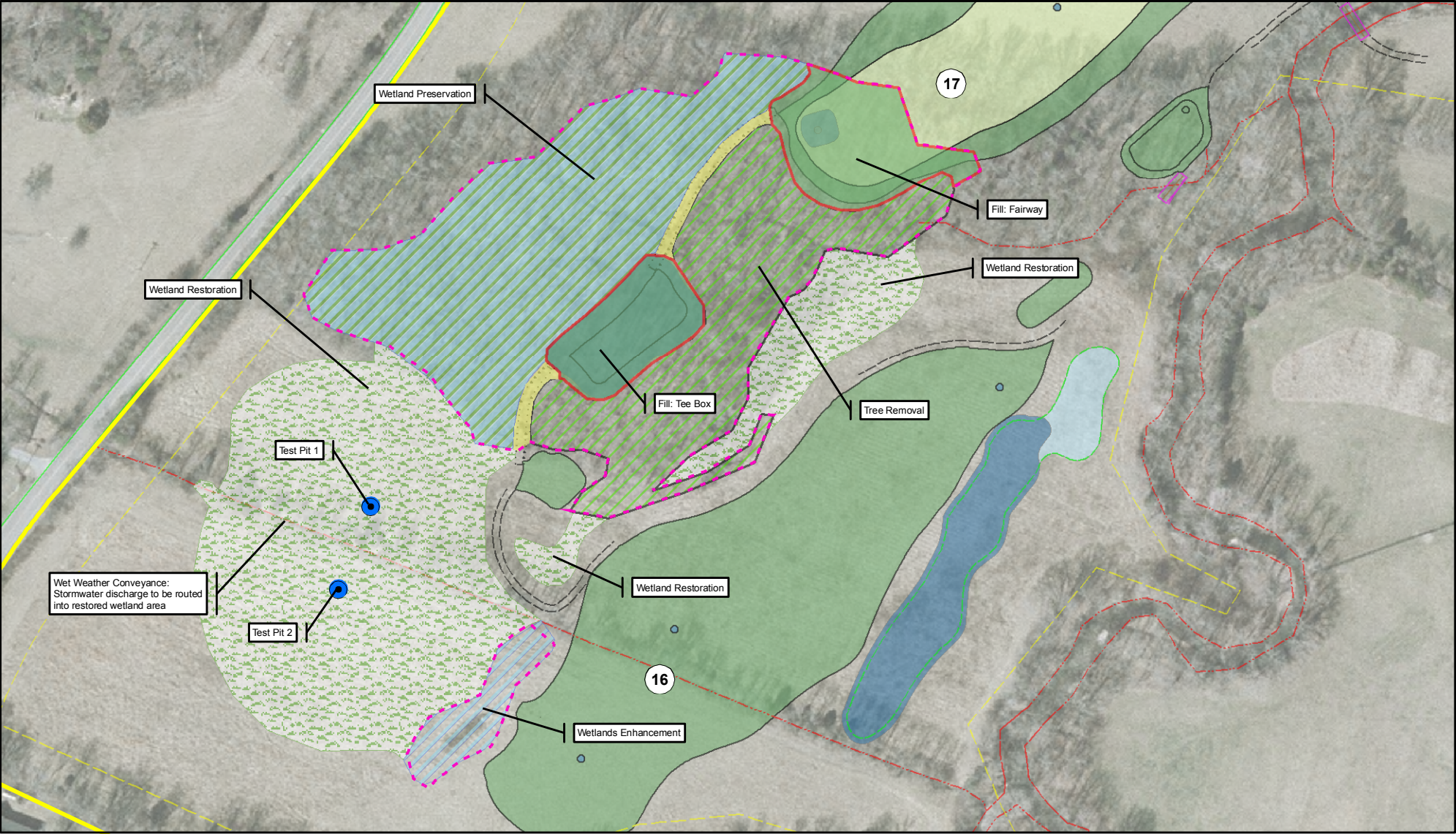
**BDY** NATURAL SCIENCES CONSULTANTS  
2004 21st Avenue South, Nashville, Tennessee 37212 P: 615.460.9797 F: 615.460.9796


**Prepared for:**

Laurel Cove Development, LLC



Figure 6. View of proposed impacts and mitigation adjacent to golf course Hole 17 within Laurel Cove Development as shown on a 2006 Williamson County, Tennessee Aerial.





0200400Feet

**Legend**

- Property Boundary
- Delineated Wetlands

**Wetland Impacts / Mitigation**

- Elevated Cartpath
- Fill
- Preservation
- Tree Removal
- Wetland Enhancement
- Wetland Restoration

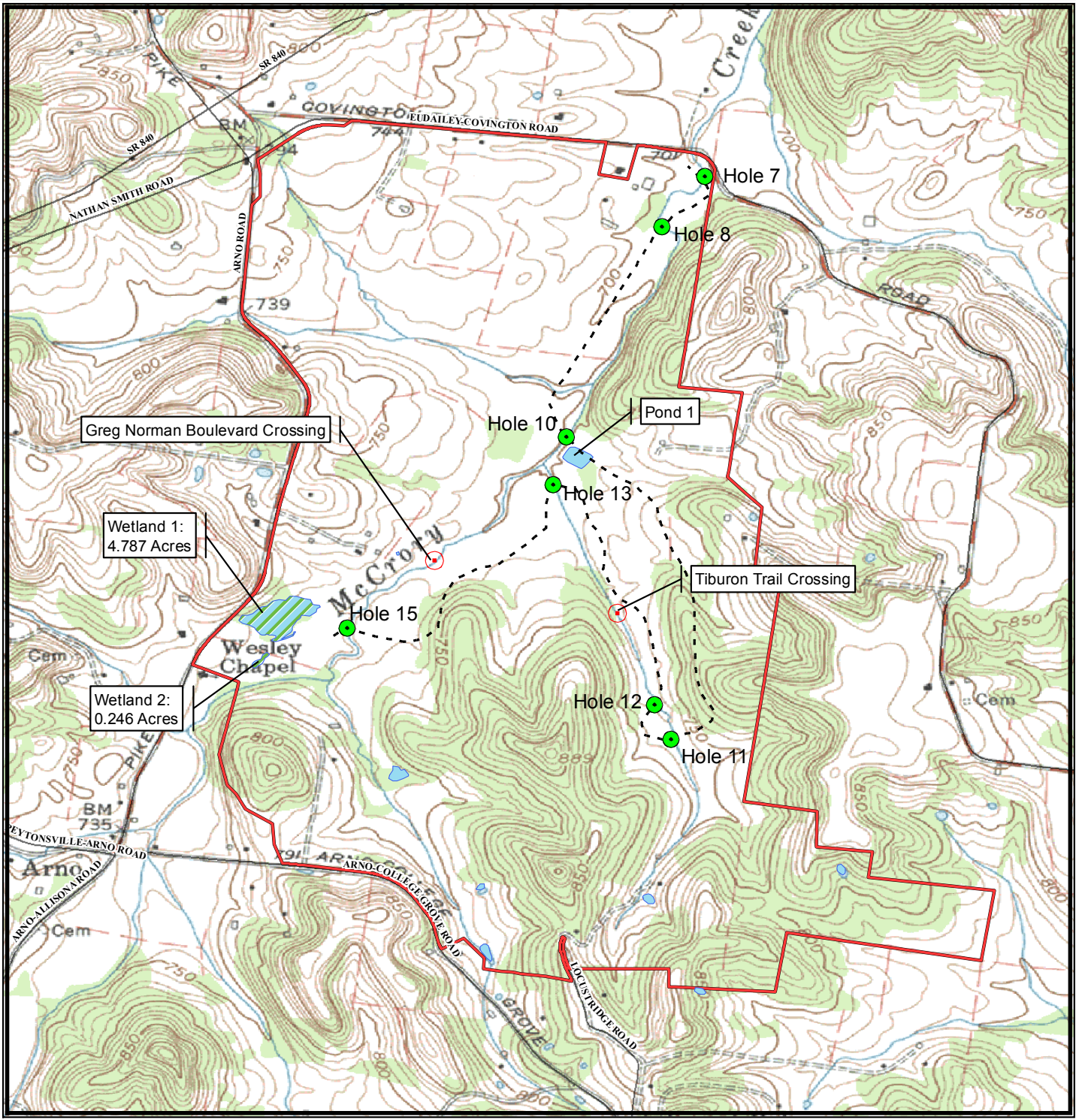
**Source:**  
2006 Williamson County, Tennessee Aerial  
Dale & Associates  
BDY Environmental, LLC

**Prepared by:**  
**BDY** NATURAL SCIENCES CONSULTANTS  
2004 21st Avenue South, Nashville, Tennessee 37212 P: 615.460.9797 F: 615.460.9796

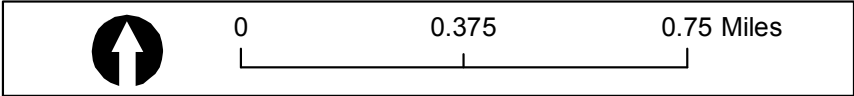
**Prepared for:**  
Laurel Cove Development, LLC



Figure 2. Location of features addressed in ARAP application within Laurel Cove Development in Williamson Coutny, Tennessee as shown on the College Grove 7.5-minute USGS Topographic Quadrangle.



Source: USGS College Grove 7.5-minute Topographic Quadrangle, BDY Environmental, LLC, Dale & Associates



**Legend**

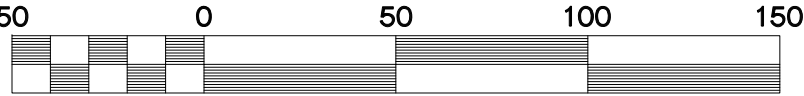
Property Boundaries	Ponds
Cart Path	Delineated Wetlands
<b>Road Crossings</b>	
Cart Path Crossing	
Road Crossing	

**Prepared by:**  
**BDY** NATURAL SCIENCES CONSULTANTS  
2004 21st Avenue South, Nashville, Tennessee 37212 P: 615.460.9797 F: 615.460.9796

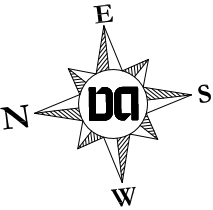
**Prepared for:**  
Laurel Cove Development, LLC

Z:\PRO\06\06145\Golf Construction\06145gc.dwg, 6/5/2008 11:18:00 AM, Dale & Associates

Developer:  
Laurel Cove Development LLC  
230 Franklin Road, Suite 810  
Franklin, Tennessee 37064

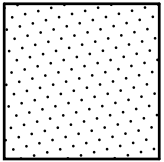
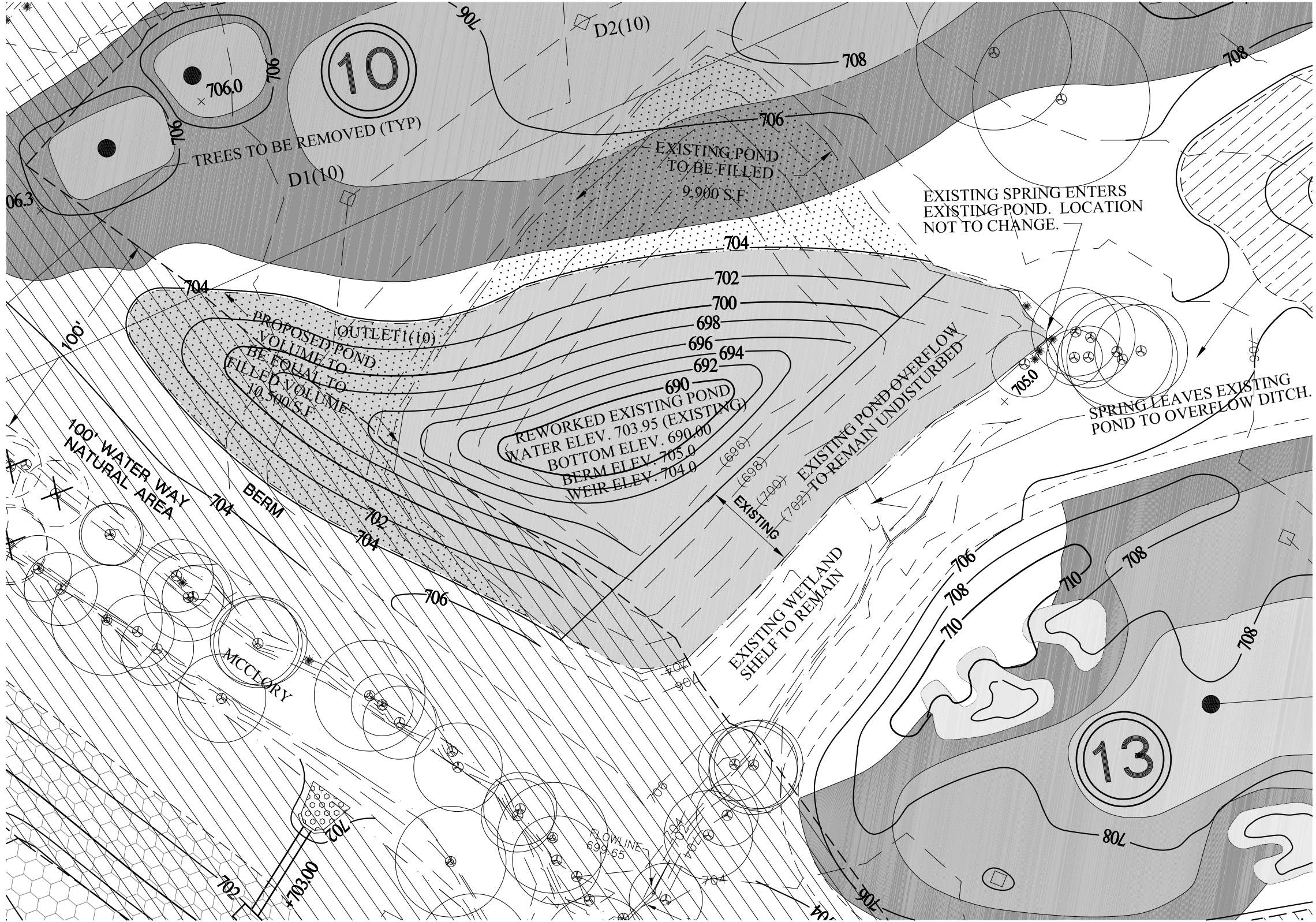


Scale 1" = 50'

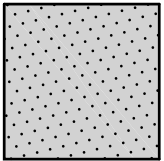


REVISIONS:

DATE: May 14, 2008



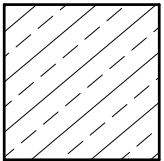
EXISTING POND AREA  
TO BE RECLAIMED



PROPOSED POND AREA



EXISTING POND AREA  
TO REMAIN IN POND



PROPOSED WETLAND

# Pond Renovation at Hole 10 & 13

**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

**Laurel Cove**  
A Planned Resource Conservation Development  
Being Parcels 13, 14, 17, 18, 20, 21, 23, 23.06, 23.09  
on Tax Map 142 & Parcels 29, 29.03 on Tax 135  
Williamson County, Tennessee

PROJECT NO. 06145  
SHEET NUMBER:

1

1 of xx

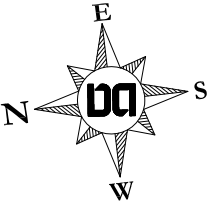
516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166



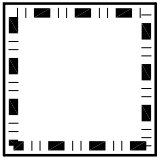
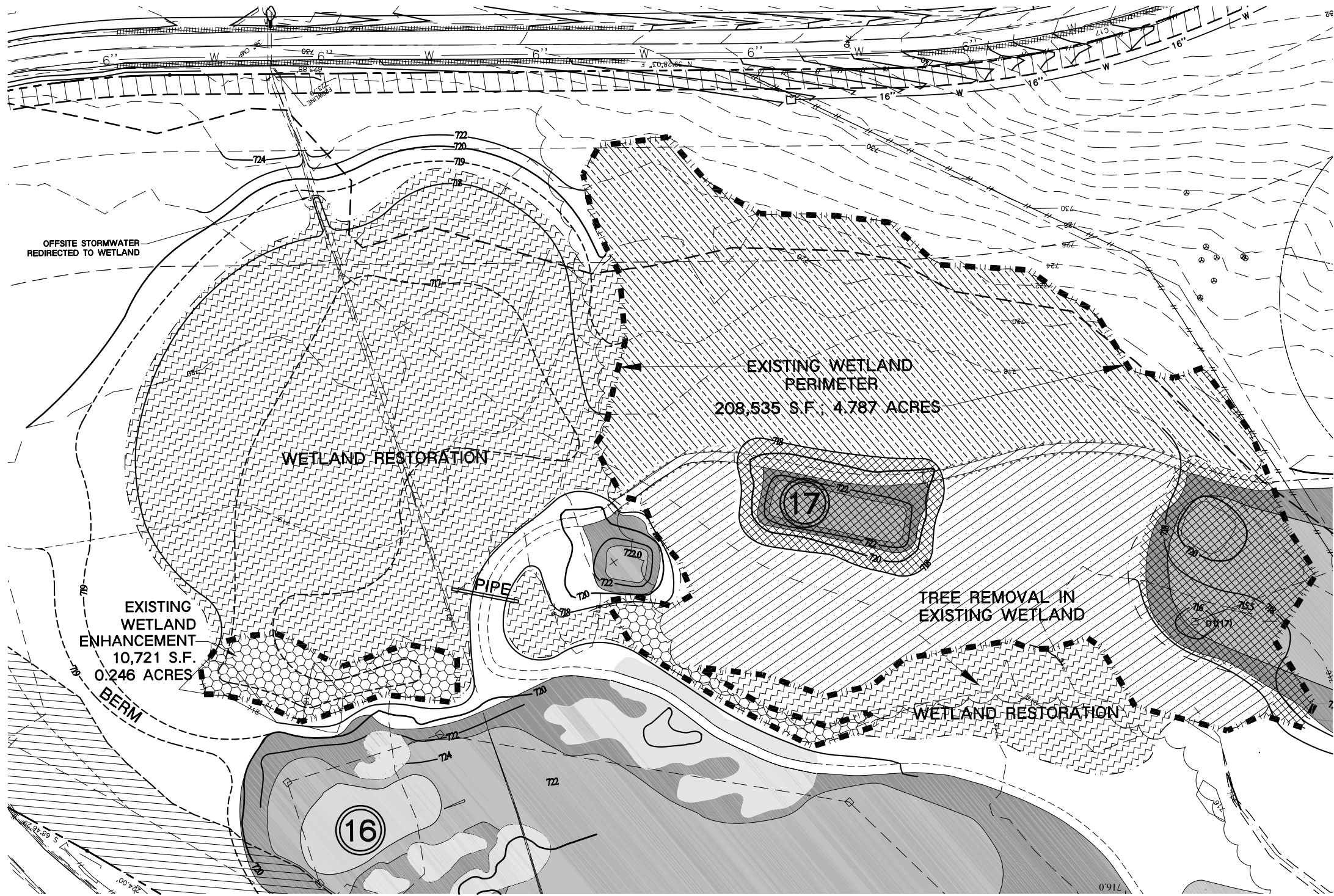
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TOTAL PROPOSED WETLAND AREA 341,156 SF; 7.832 ACRES  
TOTAL EXISTING WETLAND AREA 219,256 SF; 5.033 ACRES  
TOTAL ADDITIONAL WETLAND AREA 121,900 SF; 2.798 ACRES

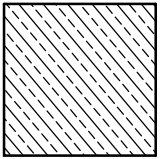
Developer:  
Laurel Cove Development LLC  
230 Franklin Road, Suite 810  
Franklin, Tennessee 37064



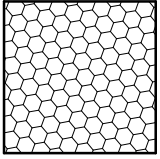
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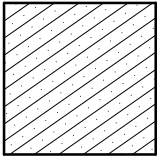
EXISTING WETLANDS  
219,256 S.F.  
5.033 ACRES



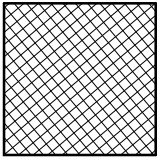
EXISTING WETLANDS  
PRESERVATION  
94,978 S.F.  
2.179 ACRES



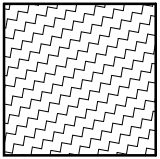
EXISTING WETLANDS  
ENHANCED  
15,237 S.F.  
0.350 ACRES



EXISTING WETLANDS  
WITH TREE REMOVAL  
69,776 S.F.  
1.602 ACRES



EXISTING WETLANDS  
TO BE FILLED  
37,775 S.F.  
0.867 ACRES



WETLAND  
RESTORATION  
161,165 S.F.  
3.700 ACRES

REVISIONS:

DATE: June 2, 2008

**Laurel Cove**  
A Planned Resource Conservation Development  
Being Parcels 13, 14, 17, 18, 20, 21, 23, 23.06, 23.09  
on Tax Map 142 & Parcels 29, 29.03 on Tax 135  
Williamson County, Tennessee

**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

PROJECT NO. 06145  
SHEET NUMBER:

2

3 of xx

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

Wetlands at Hole 17

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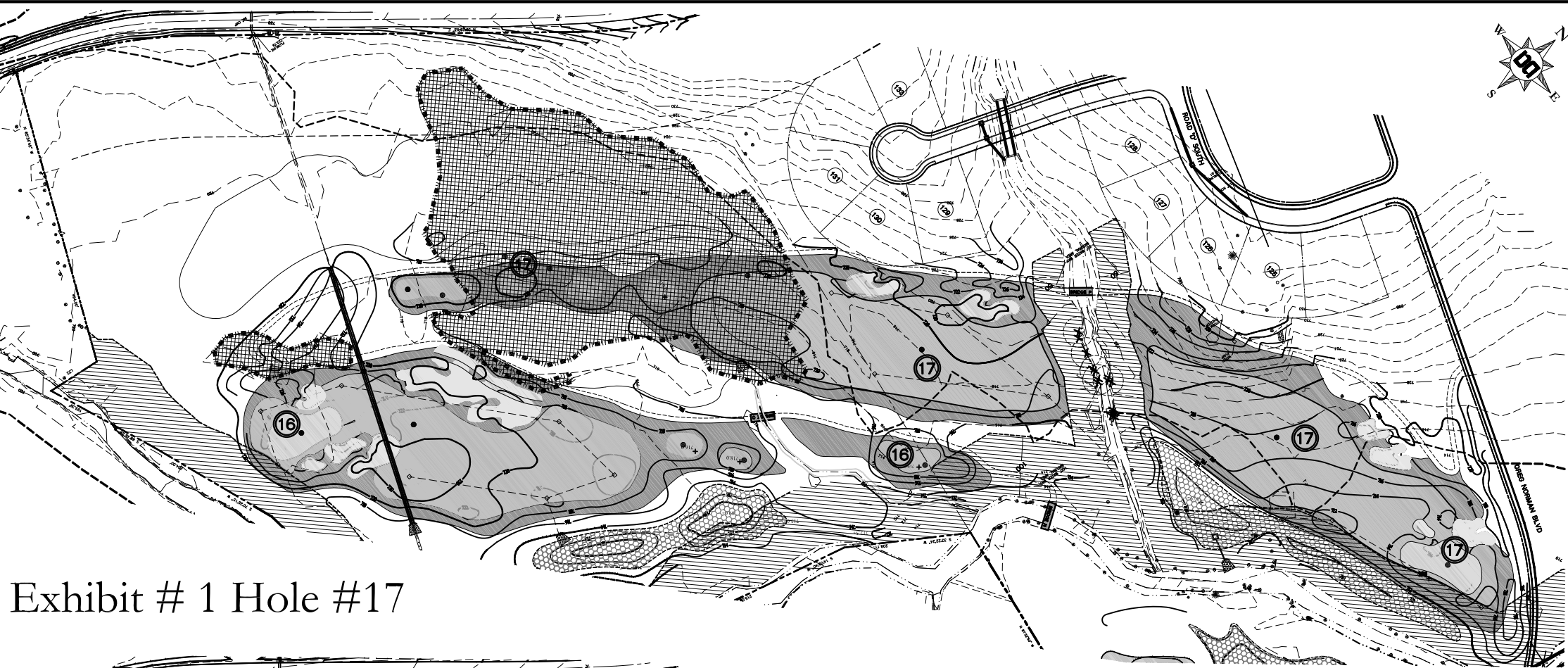


Exhibit # 1 Hole #17

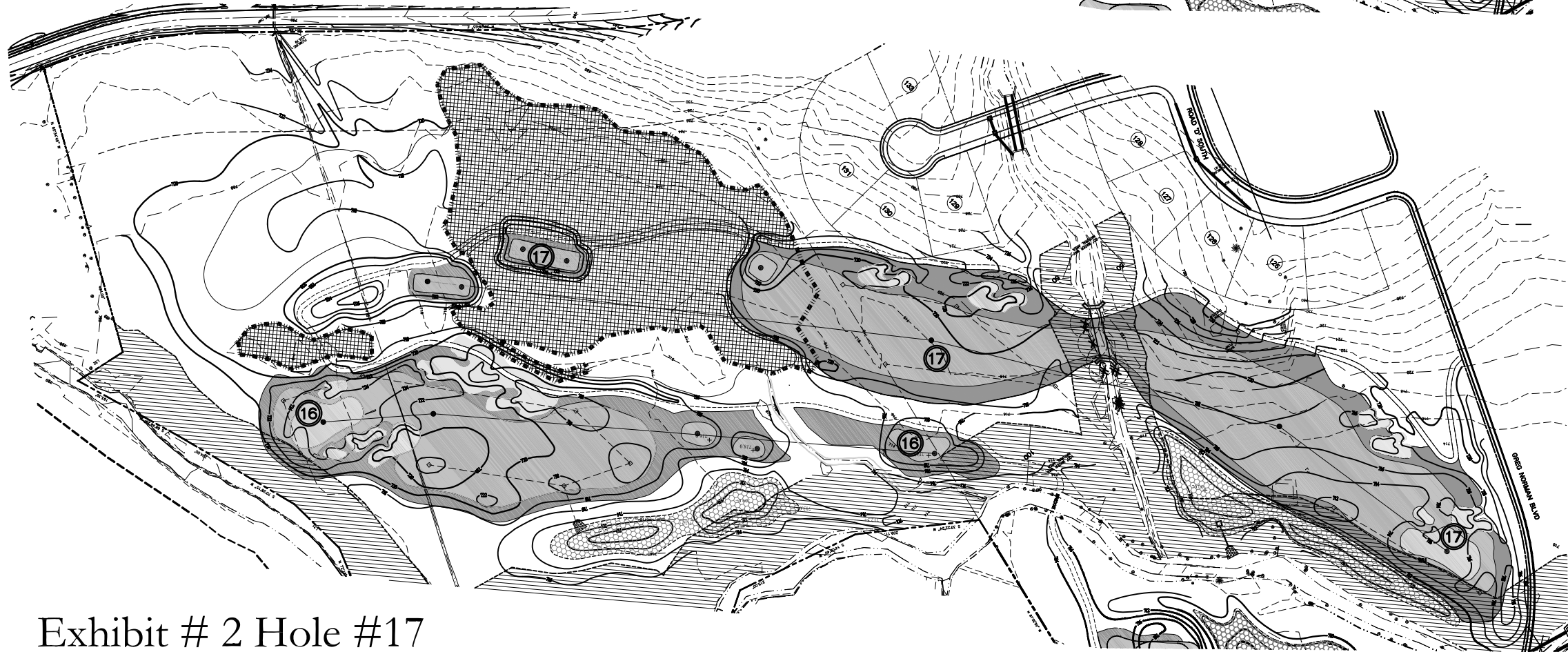


Exhibit # 2 Hole #17

Exhibit Hole #17 Layouts



Developer:  
Laurel Cove Development LLC  
230 Franklin Road, Suite 810  
Franklin, Tennessee 37064

Engineer:  
Dale & Associates, Inc.  
516 Heather Place  
Nashville, TN 37204  
Ph: (615) 297-5166  
Fax: (615) 269-7905  
Contact: Kevin Estes, PE

REVISIONS:

DATE: June 2008

**Laurel Cove**  
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Being Parcels 13, 14, 17, 18, 20, 21, 23, 23.06, 23.09  
on Tax Map 142 & Parcels 29, 29.03 on Tax 135  
Williamson County, Tennessee

**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

PROJECT NO. 06145  
SHEET NUMBER:

**EX1**

1 of 1